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Rectory Lane, Armitage, Rugeley

£215,000

Features

- WELL PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES

Contact Us

Chase Owl Estates

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Full Description

Entrance Porch

Approached via front entrance door and having ceiling spotlights, radiator, useful storage cupboard and tiled flooring. Door to Entrance Hallway.

Reception Hallway

Approached via front entrance door and having ceiling spotlights, radiator, useful storage cupboard and tiled flooring. Door to Entrance Hallway.

Guest Cloakroom

Comprising of w.c., and pedestal hand wash basin with tiled splash back. Ceiling light point, radiator and tiled flooring.

Breakfast Kitchen 5.03m x 2.51m (16'6" x 8'3")

Being fitted with a range of matching wall and base units with work surfaces over, incorporating inset sink unit with drainer and mixer tap. Gas cooker with extractor hood over and dishwasher. Inset ceiling lights, ceiling light point, wall mounted combination boiler, radiator, tiled flooring and upvc double glazed window to front aspect.

Lounge 4.50m x 4.17m (14'9" x 13'8")

Having ceiling light point, radiator, Laminate flooring, upvc double glazed window and French doors leading to Conservatory. Stairs leading to First Floor Landing.

Conservatory 4.42m x 1.78m (14'6" x 5'10")

Being constructed of brick base with upvc double glazed frame and having laminate flooring, inset ceiling lights and French doors to the Rear Garden.

First Floor Landing

Approached from stairs in the Lounge and having ceiling light point, loft access and storage cupboard.

Bedroom One 4.52m x 3.99m (14'10" x 13'1")

Having two ceiling light points, radiator and two upvc triple glazed windows to rear aspect.

Bedroom Two 3.02m x 2.57m (9'11" x 8'5")

Having ceiling light point, radiator and upvc double glazed window to the front aspect.

Shower Room

Comprising of a w.c., vanity unit with inset hand wash basin and separate corner shower with over head mains shower unit. Inset spotlights to ceiling, extractor fan and heated towel rail. Upvc triple glazed window to front aspect.

Outside

The property is elevated from the road and set back behind a walled frontage. Steps lead up to the front entrance door with a pathway for an alternative option. There is a small lawned foregarden with rockery and stocked borders.

A side gate allows pedestrian access to the enclosed rear garden. The garden having a paved patio area, small artificial lawn area, decked seating and raised borders to the rear.

Shared driveway leads to the Garage with up and over door and parking for one vehicle.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the

purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos

Property Location

